

Revised Downtown District & Draft Design Guidelines

March 2013
Public Review DRAFT

Highlights

- First major update since 1997, when district was adopted by City Council.
- Uses a hybrid approach of code and companion design guidelines.
- Overall code streamlined and reordered.
- Guidelines intended to encourage creative design while reinforcing key development principles.
- Purpose section updated.
- Minor adjustments to district boundary to reflect observed geography.
- Commission section updated to clarify role and function.
- Clarification regarding what requires a Certificate of Appropriateness and associated application process.
- Section added outlining staff approval process.
- Updates to section covering prohibited uses and uses requiring a Certificate of Appropriateness.
- Eliminates use of specific standards covering such topics as height and setback in favor of more flexible design guidelines.
- Sub-districts and transparency overlay eliminated in favor of design guidelines.
- Allows delay of demolition approval for historic structures until building application is submitted for replacement use. Historic status based on listing or eligibility for listing on local/national registers. Update also includes a provision for documentation of historic structures in the event demolition is approved.
- Addresses relationship with Columbus Art Commission and Historic Resources Commission.
- Topics addressed in guidelines:
 - Ad Murals
 - Awnings/Canopies
 - Building Design
 - Demolition
 - Graphics
 - Ground Floor Uses/Storefronts
 - Historic Resources
 - Land Use
 - Outdoor Dining
 - Parking and Loading
 - Plaza Areas
 - Public and Private Art
 - Rooftop Design
 - Site Work and Landscaping